095.0	0002	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,041,400 / 1,041,400
					USE VALUE:	1,041,400 / 1,041,400
					ASSESSED:	1,041,400 / 1,041,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		OLD MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHITRE SACHIN DILIP
Owner 2:	WILSON KATE STAHL
Owner 3:	
Street 1:	20 OLD MYSTIC ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GUARINO MARY B/TRUSTEE -
Owner 2:	MARY GUARINO TRUST -
Street 1:	20 OLD MYSTIC ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 14,565 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1923, having primarily Brick Veneer Exterior and 2377 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	14565.000	441,500		599,900	1,041,400
Total Card	0.334	441,500		599,900	1,041,400
Total Parcel	0.334	441,500		599,900	1,041,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 438.12 | /Parcel: 438.1

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	62167
GIS Ref	
GIS Ref	
Insp Date	11/15/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 095.0-0002-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	441,200	0	14,565.	599,900	1,041,100	1,041,100	Year End Roll	12/18/2019
2019	101	FV	341,600	0	14,565.	599,900	941,500	941,500	Year End Roll	1/3/2019
2018	101	FV	341,600	0	14,565.	514,200	855,800	855,800	Year End Roll	12/20/2017
2017	101	FV	341,600	0	14,565.	479,900	821,500	821,500	Year End Roll	1/3/2017
2016	101	FV	341,600	0	14,565.	411,300	752,900	752,900	Year End	1/4/2016
2015	101	FV	333,100	0	14,565.	368,500	701,600	701,600	Year End Roll	12/11/2014
2014	101	FV	333,100	0	14,565.	341,100	674,200	674,200	Year End Roll	12/16/2013
2013	101	FV	333,100	0	14,565.	325,200	658,300	658,300		12/13/2012

!7789!

PRINT

Date	Time
12/10/20	22:23:51

LAST REV

Date	Time
08/06/20	15:53:42
danam	
7789	

USER DEFINED

Prior Id # 1:	62167
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GUARINO MARY B/	73837-318	1	12/17/2019	Estate/Div	910,000	No	No		
GUARINO NICHOLA	32000-105		11/6/2000	Convenience		No	No	4	
	11291-564		2/20/1967			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/19/2020	524	Inter Fi	79,440	C				
7/6/2005	597	Re-Roof	3,800			G7	GR FY07	

ACTIVITY INFORMATION

Date	Result	By	Name
1/23/2020	SQ Mailed	JO	Jenny O
11/15/2018	MEAS&NOTICE	CC	Chris C
2/12/2009	Meas/Inspect	189	PATRIOT
10/18/1999	Meas/Inspect	263	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		14565		Sq. Ft.	Site		0	70.	0.59	4									599,862						599,900	

Total AC/HA: 0.33437 | Total SF/SM: 14565 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 599,862 | Spl Credit | Total: 599,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	1 - Wood Shingl	10	%
Roof Struct:	1 - Gable		
Roof Cover:	5 - Tile		
Color:	RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Fair
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.09173322
Const Adj.:	1.03696084
Adj $ / SQ:	141.511
Other Features:	91000
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	639790
Depreciation:	198335
Depreciated Total:	441455

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	1				HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

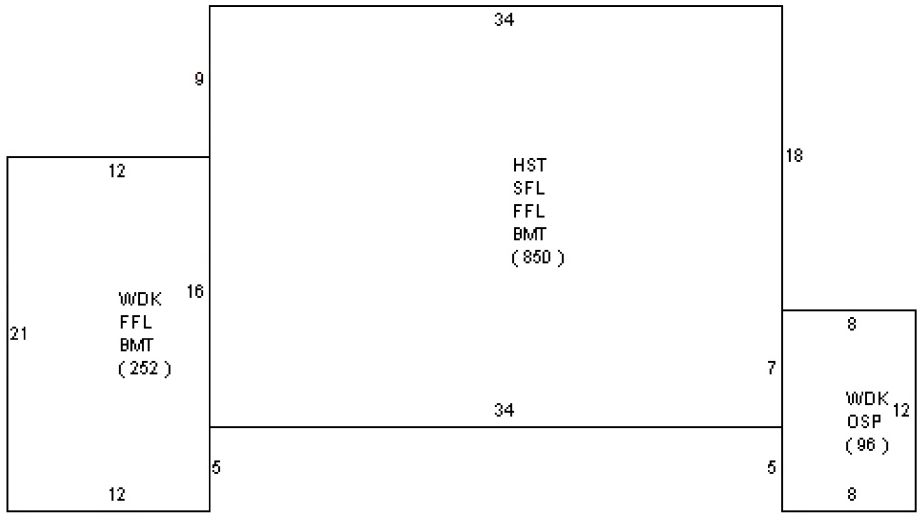
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	188.21
Special Features:	0	Val/Su Net:	112.54
Final Total:	441500	Val/Su SzAd	185.74

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,102	42.450	46,783
FFL	First Floor	1,102	141.510	155,945
SFL	Second Floor	850	141.510	120,284
HST	Half Story	425	141.510	60,142
WDK	Deck	348	9.200	3,202
OSP	Screen Porch	96	38.430	3,689

Net Sketched Area:	3,923			Total:	390,045
Size Ad	2377	Gross Are	4348	FinArea	2377

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

095.0-0002-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	